



TOWN OF FISHKILL
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PLANNING BOARD MEETING AGENDA FOR APRIL 27, 2006

The Planning Board Meeting will be held on Thursday, April 27, 2006 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

MEETING MINUTES:

Board to review and adopt the April 13, 2006 Planning Board Meeting Minutes.

REVIEWS:

1. **Quality Inn Hotel - Site Plan & Special Use Permit** - Applicant to request permission to clear and grade the site prior the Chairman's endorsement of the final site plan drawings.
2. **Waterfront @ Fishkill - Phase V Overlook Pointe - Subdivision** - continuation of project review.
3. **Pine View - Subdivision** - continuation of project review.
4. **Hold - Subdivision** - continuation of project review.
5. **JCN Properties, LLC - Amended Site Development Plan** - continuation of project review.
6. **Stadium Plaza (f.k.a. Waterfront at Fishkill Phase VIA Retail Parcel) - Subdivision** - Board to review Resolution of Preliminary and Final Approval.
7. **Van Wyck Mews (f.k.a. Merritt Park Condominiums) - Resubdivision of Parcel 1, Filed Map No. 11813A and Lot 3, Filed Map No. 11813 and Site Development Plan** - Board to review Negative Declaration.
8. **ZBA Referral - Application No. 06-006 - Rick & Donna Wasylchak - 21 Victoria Lane - R-2A Zoning District** - Applicants are requesting a 45.80' variance, creating a 4.5' rear yard setback where 50' is the minimum and a 21' variance, creating a 19' side yard setback where 40' is the minimum in an R-2A Zoning District. The applicants are requesting said variances for the purpose of constructing a 20' x 23' addition to the pre-existing/non-conforming cottage that was constructed in 1950.

PUBLIC HEARINGS:

1. At 7:30 p.m. or as soon thereafter as possible - **Regency at Fishkill (Formerly Known as Fishkill Commons at Westage) - Resubdivision of Parcel A, Filed Map No. 9304C** - Applicant seeks Preliminary Subdivision Approval to subdivide Parcel A Filed Map No. 9304C, a parcel totaling 24.55 acres into two (2) lots. Lot 1 will consist of 22.62 acres (the project site for Regency at Fishkill) in the PB (Planned Business) and Senior Citizen Overlay Zoning Districts and Lot 2 will consist of 1.93 acres in the PSC (Planned Shopping Center) Zoning District for which no specific development plans exist. The parcel for this proposed is located on West Merritt Boulevard.

2. At 7:30 p.m. or as soon thereafter as possible - **Regency at Fishkill (formerly known as Fishkill Commons at Westage) - Site Development Plan** - Applicant seeks Preliminary Site Development Plan Approval for the construction of a Senior Citizen Residential Development consisting of eight (8) four-story buildings yielding 184 dwelling units and a community building together with the installation of supporting improvements including access roads, parking areas, water supply, sanitary sewer and stormwater facilities, landscaping, lighting and other improvements. The parcel for this proposal is located on West Merritt Boulevard, in the PB (Planned Business) and Senior Citizen Housing Overlay Districts and will consist of 22.62 acres.